

**PLACE SCRUTINY COMMITTEE  
24 NOVEMBER 2015**

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**DRAFT MINUTE EXTRACT FROM  
CABINET  
3 NOVEMBER 2015**

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**C71. LOCAL PLAN - CONSULTATION RESPONSES TO PROPOSED RESIDENTIAL DEVELOPMENT AT BLACKWELL** - The Cabinet Member with Economy and Regeneration Portfolio introduced the report of the Director of Economic Growth (previously circulated) requesting that consideration be given to allocating land for residential development, in the Blackwell area, as shown on the plan appended to the submitted report and subject to the allocation of land for residential development, requesting that consideration be given to declaring the land in question surplus to the Council's requirements and for the Director of Economic Growth, in consultation with the Portfolio Holder, to negotiate and conclude the sale of the land and any ancillary agreements.

Pursuant to Minute C70(2)(c) above, the Cabinet Member with the Economy and Regeneration Portfolio stated at the meeting that, as work had stopped on the 'Making and Growing Places Development Plan', reference to the plan be deleted from the report.

The Chair of the Place Scrutiny Committee addressed Cabinet in respect of the work of that Scrutiny and stated that the Committee were satisfied with the consultation that had taken place.

Discussion ensued on whether the matter would be considered by Scrutiny again, the requirement for apartments in the 'west end' of Darlington; and the amount of development proposed for the site.

**RESOLVED** - (a) That it be agreed that the allocation of sites He1, He1(a), extended sites He2 and He3 and site He4 (located in Blackwell and Blackwell Grange), as shown on the plan appended to the submitted report, for residential development, be approved.

(b) That it be agreed that site He1, as shown on the plan appended to the submitted report, comprise approximately 5 top-end executive houses, with the likely access to be from Blackwell Lane via the existing rear access to the Blackwell Grange Hotel.

(c) That, subject to further work being undertaken to demonstrate that apartments are an appropriate design solution, it be agreed that site He1(a), as shown on the plan appended to the submitted report, comprise approximately 48 luxury

apartments suitable for older people, with the likely access from Blackwell Lane via the existing rear access to the Blackwell Grange Hotel.

(d) That extended site He2, as shown on the plan appended to the submitted report, comprise approximately 50 apartments suitable for older people, but this figure be reduced if no acceptable solution to the Hotel car parking can be found, with the likely access to the site from Blackwell Lane via the existing rear access to the Hotel.

(e) That extended site He3, as shown on the plan appended to the submitted report, comprise approximately 22 dwellings in a mix of top-end executive housing and high quality housing, with likely access to this site be directly from Carmel Road South through an existing access.

(f) That, until considerable weight can be attached to the Blackwell Neighbourhood Plan, site He4, as shown on the plan appended to the submitted report, comprise approximately 55 dwellings in a mix of top-end executive housing and high quality housing, with the likely access to the site be from Carmel Road South.

(g) That the restoration and enhancement of the remaining parkland, the creation of new wildlife habitats and increased public access, as detailed in the submitted report, be agreed.

(h) That subject to the land, as identified in the submitted report, being allocated for residential development, the land be declared surplus to requirements and the Director of Economic Growth in consultation with the Portfolio Holder be authorised to negotiate and conclude the sale of the land and enter into any ancillary agreements.

**REASONS** - (a) To offer high quality housing in a high quality environment.

(b) To add clarity to the residential proposals.

(c) To ensure that these important public benefits are not lost.

(d) To achieve a Capital receipt and also provide funding for the restoration, enhancement and future maintenance of the remaining parkland.